

**Pointe Services Association, Inc.
Board of Directors – Board Meeting
September 25, 2025**

Attendance

ExCom Members – Wendy Mangin, President; Jack Krajnak, Vice President; Diane Nead (Zoom), Treasurer; Jennifer Kopke, Secretary; Michael Siscoe, At Large; Kristy Radcliffe, At Large; Steve Pyrz, At Large

Board Members – Laura Domanski, Bay Pointe; James Bottorff, Courtyard; Meg Fairman, Greenridge; Pammy Rogers, Eagle Bay 2; Sarah Laros (Zoom), Eagle Cove; Dakota Rogers, Fairway Knoll; Rich Samuelson, Front Nine; Lisa Sorenson for John Menne, Harbour Pointe; Robbie Robertson, LaSalle's Woods; Gail Miller, Pointe Cove; David Gray, Pointe Retreat; Don Arbogast (by Proxy), Water's Edge 1; Dan Dodge, Water's Edge 2; Sandra Hulse (Zoom), Woodridge

Members Absent – Allison Becker, Bay View; Alan Hogan, Eagle Bay

Owners – Twenty owners signed in to attend

Guests – TJ Wydner and Jeff Schroeder, Kemper

MEETING CALLED TO ORDER 6:00pm – Wendy Magnin, President

MOTION – Motion to approve the minutes from the August 28, 2025, Board Meeting made by David Gray and seconded by Dan Dodge, Passed Unanimously.

FINANCIAL REPORT – Diane Nead, Treasurer

- Monthly financial reports were sent out to the Board members for Food & Beverage, Golf, and from PMI
- Discussion followed on the SBA Loan

GOLF, FOOD AND BEVERAGE UPDATES – TJ Wydner and Jeff Schroeder, Kemper

- A new Food and Beverage Manager has been hired, Kathleen Welsh.
- The Kemper report is attached and was discussed and an October 31 results review will be submitted by Kemper
- The Kemper representatives were asked for an opinion on the possible change to a Food and Beverage Liaison and a Golf Liaison (from ExCom) to Kemper as suggested in the proposed By-Laws revision. The opinion of Kemper is it will not work satisfactorily.

- Requested a five-year golf course plan from Kemper

GREASE TRAP REPAIR ISSUE – Dan Dodge

- Grease Trap outside kitchen is collapsing due to semi-trailer running over the concrete during deliveries repeatedly
- Schroeder Construction, a frequently used contractor, will evaluate the damage and necessary repair tomorrow (9/26/25) with Dan Dodge
- The Grease Trap is part of the routine Health Department monitoring and inspections
- Current estimate for complete repair is \$3500-\$4000
- Will determine if necessary now or can wait until Spring 2026

BY-LAW CHANGES – Wendy Mangin

Deferred until 10/30/25

UPDATE ON SAHM'S CLAIM – Wendy Mangin

- PSA Attorney letter to be sent 9/26/25 with settlement claim

UPDATE ON SIGNAGE ISSUE – Wendy Mangin

- PSA Attorney letter sent to sign owner's attorney with PSA request
- Golf Course and building Sponsor's sign owners will be billed for payment in 2025
- Donna Pyrz, home owner, volunteered to develop a marketing plan and to market signage

SAFETY CONCERNS – Wendy Mangin, Dan Dodge

Lighting on the EP roads will be evaluated and recommended upgrades explored with Duke Energy

BOARD ROLES AND RESPONSIBILITIES – Wendy Mangin

- Document Attached
- Discussion followed

https://mail.google.com/mail/u/0?ui=2&ik=77ae56c028&attid=0.3&permmsgid=msg-f:1846785012243710517&th=19a1192f174d4235&view=att&disp=inline&realattid=f_mh3jjhj22&zw

EXIT QUESTIONNAIRE – Wendy Mangin

- Document Attached

- Discussion followed

https://mail.google.com/mail/u/0?ui=2&ik=77ae56c028&attid=0.2&permmsgid=msg-f:1846515397848108930&th=19a023f899068f82&view=att&disp=safe&realattid=f_mgz_agcod1&zw

DRAINAGE ISSUES – Wendy Mangin

Identify and remediation plan needed for drainage from the parking lot to the Pickleball Courts requested by Betsy Larson, EP Foundation

NEXT MEETINGS:

Executive Committee – October 20, 2025

PSA Board Meeting – October 30, 2025

ADJOURN – 7:53pm

Respectfully Submitted,
Jennifer R. Kopke, PSA Corporate Secretary

<https://mail.google.com/mail/u/0?ui=2&ik=77ae56c028&attid=0.1&permmsgid=msg-f:1843525017078608565&th=1995843c518432b5&view=att&zw&disp=safe>

The minutes from the 9/25/25 PSA Board meeting were approved by the PSA Board on 10/30/25.